

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: ENVIRONMENTAL CONCERNS & REAL PROPERTY TAX SERVICES

DATE: MARCH 17, 2020

COMMITTEE MEMBERS PRESENT:

SUPERVISORS: BRAYMER
MERLINO
SIMPSON
STROUGH

COMMITTEE MEMBERS ABSENT:

SUPERVISORS: DICKINSON
HOGAN
BEATY

OTHERS PRESENT:

LEXIE DELUREY, DIRECTOR OF REAL PROPERTY TAX SERVICES
FRANK E. THOMAS, CHAIRMAN OF THE BOARD
RYAN MOORE, COUNTY ADMINISTRATOR
MARY ELIZABETH KISSANE, COUNTY ATTORNEY
AMANDA ALLEN, CLERK OF THE BOARD
KEVIN B. GERAGHTY, BUDGET OFFICER
SUPERVISORS DIAMOND
DRISCOLL
MAGOWAN
SEEBER
WILD
JULIE BUTLER, PURCHASING AGENT
TAMMIE DELORENZO, ASSISTANT TO THE COUNTY ADMINISTRATOR
MIKE PARWANA, TOWN OF QUEENSBURY RESIDENT
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *ADIRONDACK JOURNAL*
MOLLY GANOTES-GLEASON, LEGISLATIVE OFFICE SPECIALIST

Please note, the following contains a summarization of the March 17, 2020 meeting of the Environmental Concerns & Real Property Tax Services Committee; the meeting in its entirety can be viewed on the Warren County website using the following link:

<https://www.warrencountyny.gov/gov/comm/Archive/2020/environmental/>

Ms. Braymer called the meeting of the Environmental Concerns & Real Property Tax Service Committee to order at 10:05 a.m.

Motion was made by Mr. Simpson, seconded by Mr. Merlino and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Copies of the meeting agenda were distributed to the Committee members and a copy of same is on file with the meeting minutes.

There being no Action Agenda/New Business items to consider, Ms. Braymer commenced the agenda review with the Information for Discussion/Review section. She noted the first item for discussion pertained to auctioneer services for the County tax foreclosure auction. She reminded the Committee that at a prior meeting they had decided to reject all bids received for these services and to re-release the bid, this time including online auction services in the bid specifications.

Privilege of the floor was extended to Julie Butler, *Purchasing Agent*, who advised it would be a tremendous amount of work for her Office to reissue bids just to include the online auction services which were rarely used. She recommended authorizing a contract for the auctioneer services as they were bid and including the requirement for online auctioneer services in next year's RFP (*Request for Proposals*).

Following a brief discussion, a motion was made by Mr. Simpson, seconded by Mr. Strough and carried unanimously to approve the request to authorize a new contract with Brzostek's Real Estate Auction Co., Inc. for professional auction services and the necessary resolution was authorized for the March 20th Board Meeting. *A copy of the resolution request form is on file with the meeting minutes.*

Concluding the agenda review, Ms. Braymer reintroduced discussion regarding the resolution approved at the March 2nd Environmental Concerns & Real Property Tax Services Committee meeting concerning demolition of the building at 275 Bay Road, also known as the Mullen's property, which was to come before the Board of Supervisors at their March 20th meeting; *Resolution No. 38 of 2020, Awarding Bid and Authorizing Agreement with Bronze Contracting, LLC for Building Demolition and Asbestos Abatement Services for Tax Map Parcel No. 302.8-1-2 Located at 275 Bay Road, Queensbury, New York (WC 83-19)*. As mentioned at the prior meeting, Ms. Braymer advised she had been made aware there was interest from multiple individuals in purchasing the property with the building standing and she suggested allowing a site visit for those interested parties. Mr. Strough commented that the Town of Queensbury had received no such inquiries with regard to purchasing the property, which he said had been an eyesore for many years, and he suggested moving forward with the demolition as approved by the Committee at their last meeting.

Ms. Braymer offered privilege of the floor to anyone wishing to address the Committee. Mike Parwana, *Town of Queensbury Resident*, stated he would be interested in bidding on the property, provided that he be allowed a site inspection. He opined if the County had performed an environmental assessment on the property decades ago, it could have been sold and returned to the tax rolls many years ago, bringing much more tax revenue to the County; he also noted that the County would incur an expense in the neighborhood of \$70,000 for the building demolition if they proceeded with the current resolution. He stated it was in the best interest of the taxpayers of Warren County for this property to be returned to the tax rolls.

Ms. Braymer asked Mary Elizabeth Kissane, *County Attorney*, to provide an update on the position of legal access to the building on the Mullen's property. Ms. Kissane replied a petition had been filed requiring sixty days before default of judgement could be obtained to take possession of the property which would be in May. Ms. Braymer inquired as to how demolition bidders were given permission to be on the property to make their assessment of the building and Ms. Kissane replied an access agreement with the owner of the property had been executed for purposes of inspecting the property.

At Ms. Braymer's request, Lexie Delurey, *Director of Real Property Tax Services*, apprised of three individuals who had contacted her about the property, all of which had expressed a desire to visit and tour the property. Ms. Delurey indicated there could be even more people interested in the property if it was advertised sale.

A lengthy discussion ensued during which it was revealed that the Committee was evenly split with regard to the future of the property, with Supervisors Simpson and Strough being in favor of proceeding with demolition, as previously approved by the Committee, and Supervisors Braymer and Merlino being in favor of allowing site visits to possibly sell the property with the building standing.

Privilege of the floor was extended to Ryan Moore, *County Administrator*, who outlined Governor Cuomo's Executive Order Nos. 202.1, 202.2, 202.3 and 202.4 in response to the COVID-19 pandemic.

Before adjourning, Ms. Braymer asked Chairman Thomas for his opinion on the matter of the Mullen's property and Chairman Thomas advised as the property was located in the Town of Queensbury, he would support the

position of the Town Supervisor, Mr. Strough, which was to proceed with demolition. A brief discussion ensued.

There being no further business to come before the Environmental Concerns & Real Property Tax Services Committee, on motion made by Mr. Strough and seconded by Mr. Simpson, Ms. Braymer adjourned the meeting at 10:35 a.m.

Respectfully submitted,
Molly Ganotes-Gleason, Legislative Office Specialist
As transcribed by Leslie Lovelace, Secretary to the Clerk of the Board